118.0	0006	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	628,500 /	628,500
					USE VALUE:	628,500 /	628,500
					ASSESSED:	628,500 /	628,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHILLER CRAIG M & CHERYL L
Owner 2:	
Owner 3:	
Street 1:	15 LORRAINE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHILLER CRAIG M/ETAL -
Owner 2:	VEDDER CHERYL L -
Street 1:	15 LORRAINE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,366 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1860 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7366.000	179,800		448,700	628,500
Total Card	0.169	179,800		448,700	628,500
Total Parcel	0.169	179,800		448,700	628,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.90 | /Parcel: 337.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 76679
GIS Ref:
GIS Ref:
Insp Date: 10/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0006-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	179,800	0	7,366.	448,700	628,500	628,500	Year End Roll	12/18/2019
2019	101	FV	166,600	0	7,366.	455,100	621,700	621,700	Year End Roll	1/3/2019
2018	101	FV	166,600	0	7,366.	339,700	506,300	506,300	Year End Roll	12/20/2017
2017	101	FV	166,600	0	7,366.	307,700	474,300	474,300	Year End Roll	1/3/2017
2016	101	FV	166,600	0	7,366.	294,900	461,500	461,500	Year End	1/4/2016
2015	101	FV	165,800	0	7,366.	250,000	415,800	415,800	Year End Roll	12/11/2014
2014	101	FV	165,800	0	7,366.	237,200	403,000	403,000	Year End Roll	12/16/2013
2013	101	FV	165,800	0	7,366.	225,600	391,400	391,400		12/13/2012

!9223!

PRINT

Date	Time
12/10/20	23:43:38

LAST REV

Date	Time
07/25/19	10:02:17

apro

USER DEFINED

Prior Id # 1:	76679
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9223

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHILLER CRAIG	59809-373		8/21/2012	Convenience	1	No	No		
CITRO EDWARD	24539-575		5/16/1994		182,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2017	1104	Re-Roof	5,590	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Inspected	BS	Barbara S
9/4/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Meas/Inspect	372	PATRIOT
3/24/2000	Inspected	264	PATRIOT
2/14/2000	Measured	264	PATRIOT
8/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7366		Sq. Ft.	Site		0	70.	0.87	5									448,687						448,700	

Total AC/HA: 0.16910 | Total SF/SM: 7366 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,687 | Spl Credit | Total: 448,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	127.729
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	260548
Depreciation:	80770
Depreciated Total:	179778

COMMENTS

WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

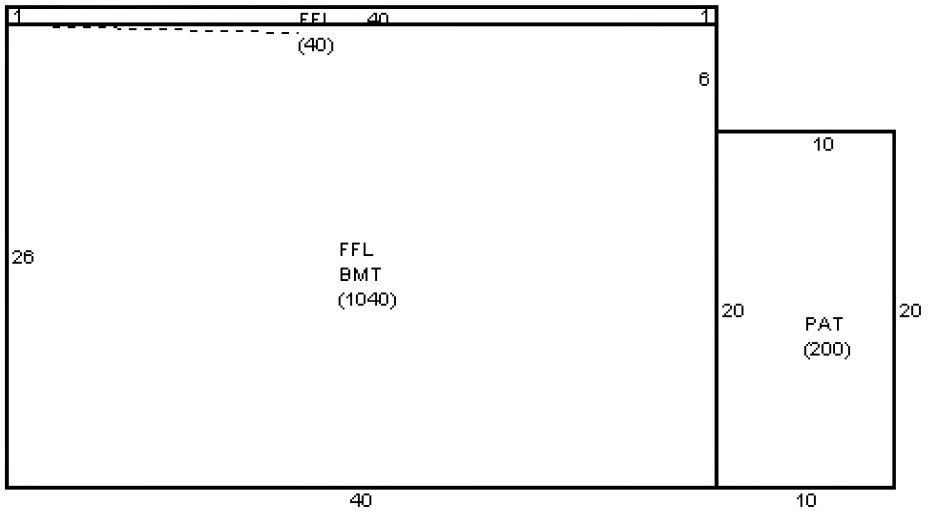
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.73
Special Features:	0	Val/Su Net:	77.50
Final Total:	179800	Val/Su SzAd	166.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	127.730	137,948
BMT	Basement	1,040	57.000	59,279
PAT	Patio	200	4.110	822
	Net Sketched Area:	2,320	Total:	198,049
Size Ad	1080	Gross Are	2320	FinArea 1860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0006-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: